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RECORDING FEES: \$25.00
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PARTICIPANT ID: 3270213572,7067927936
CLERK: Jennifer Jordan
Pickens County, GA
PT61: 1122022001423

Return Recorded Document to:
Hartmanlaw, LLC
744 Noah Drive
Suite 110
Jasper, GA 30143
FILE #: J-22-661
Parcel Number: 027A 273

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF PICKENS

THIS INDENTURE made this **6th day of May, 2022**, between **William E. Parker and Belva J. Parker**, of the County of **Pickens**, and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Michele Murray**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

ALL THAT TRACT or parcel of land lying and being in Land Lot 260 of the 5th District, 2nd Section, Pickens County, Georgia, and being Lot 3119 as per plat of a portion of Coffey Cove Section, BENT TREE, by R. A. Gallagher, G.R.L.S., dated October 12, 1971, recorded on Plat Book E, page 50, Pickens County, Georgia Records, and by reference thereto, said plat of survey is incorporated herein and made a part hereof.


This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

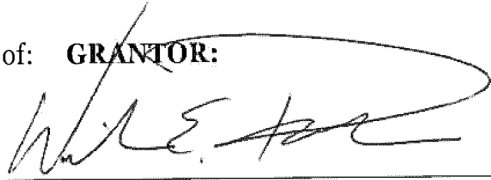
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of: **GRANTOR:**



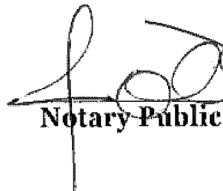
Witness



William E. Parker (SEAL)



Belva J. Parker (SEAL)



Notary Public

